



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2021030568

TO: STATE CLEARINGHOUSE
1400 Tenth Street
Sacramento, CA 95814
(916) 445-0613

FROM: STANISLAUS COUNTY
Planning & Community Development
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Modesto, CA 95354
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Project Title General Plan Amendment, Rezone and Vesting Tentative Parcel Map Application No. PLN2021-0009 - WPD Homes, Inc.
Lead Agency Stanislaus County Planning and Community Development
Street Address 1010 10th Street, Suite 3400
City Modesto, CA Zip 95354
Contact Person Emily Basnight, Assistant Planner
Phone (209) 525-6330
County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Single-family dwelling and detached garage Zoning: R-A (Rural Residential) GPD: Low Density Residential

Project Description:

This is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district.

Project Location

County Stanislaus County City/Nearest Community Community of Denair
Cross Streets N Gratton Road Zip Code 95316 Total Acres 1.32±
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W
Assessor's Parcel Number 024-024-037 Section 5 Twp. 5 Range 11 Base MDB&M
Within 2 Miles: State Hwy # N/A Waterways N/A
Airports N/A Railways Burlington Northern Santa Fe Schools Denair Unified

Local Public Review Period (to be filled in by lead agency)

Starting Date June 3, 2021 Ending Date July 6, 2021

Signature [Signature] Date 6/01/2021

Document Type

- CEQA: [] NOP, [] Early Cons, [x] Neg Dec, [] Mit Neg Dec, [] Draft EIR, [] Supplement/Subsequent EIR, [] Other (NOE, NOC, NOD, etc.)
NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI
OTHER: [] Joint Document, [] Final Document, [] Other

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Local Action Type

- General Plan Update, Specific Plan, Rezone, Annexation, General Plan Amendment, Master Plan, Prezone, Redevelopment, General Plan Element, Planned Unit Development, Use Permit, Cancel Ag Preserve, Community Plan, Site Plan, Land Division (Subdivision, etc.), Other

Development Type

- Residential (Units 20, Acres 1.32+), Office, Commercial, Industrial, Educational, Recreational, OCS Related, Water Facilities, Transportation, Mining, Power, Waste Facilities, Hazardous Waste, Other

Project Issues Discussed in Document

- Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Coastal Zone, Drainage/Absorption, Economic/Jobs, Fiscal, Flood Plan/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Septic Systems, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use, Cumulative Effects, Other: N/A

Reviewing Agency Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

- Air Resources Board, Boating & Waterways, Department of, California Highway Patrol, Caltrans District # 10, Caltrans Division of Aeronautics, Caltrans Planning, Coachella Valley Mountains Conservancy, Coastal Commission, Colorado River Board Commission, Conservation, Department of, Delta Protection Commission, Education, Department of, Office of Public School Construction, Energy Commission, Energy Commission, Fish & Game Region #, Food & Agriculture, Department of, Forestry & Fire Protection, General Services, Department of, Health Services, Department of, Housing & Community Development, Integrated Waste Management Board, Native American Heritage Commission, Office of Emergency Services, Office of Historic Preservation, Parks & Recreation, Pesticide Regulation, Department of, Public Utilities Commission, Reclamation Board, Regional WQCB # 3, Resources Agency, S.F. Bay Conservation & Development Commission, San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy, San Joaquin River Conservancy, Santa Monica Mountains Conservancy, State Lands Commission, SWRCB: Clean Water Grants, SWRCB: Water Quality, SWRCB: Water Rights, Tahoe Regional Planning Agency, Toxic Substances Control, Department of, Water Resources, Department of, Other

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: WPD Homes, Inc.
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